

42-3-192

42-3-193

WARRANTY DEED

39-168

023732

out of 38-291

KNOW ALL MEN BY THESE PRESENTS,

That **DONALD A. BOLDUC**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **NATALIE P. B. BRAGG**, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey**, unto the said **NATALIE P. B. BRAGG**, her assigns forever,

A certain lot or parcel of land located in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

NO TRANSFER
TAX PAID

Commencing at an iron pin situated on the southeasterly right-of-way line of Summer Street, so-called; thence in a general southwesterly direction along the southeasterly right-of-way line of Summer Street a distance of 52.5 feet to an iron pin; thence continuing in the same general southwesterly direction along the southeasterly right-of-way line of Summer Street, a distance of 3.48 feet to a point; thence in a general southeasterly direction at a 91° 21' angle from the southeasterly right-of-way line of Summer Street a distance of 106.9 feet to a point; thence in a general easterly direction 0.9 feet to a point; thence continuing in exactly the same straight line course in a general easterly direction along a stockade fence a distance of 53.7 feet to an iron pin; thence in a general northwesterly direction along a stockade fence a distance of 118.42 feet to the iron pin situated at the point of beginning on Summer Street.

Meaning and intending to convey the premises acquired by the within Grantor by deed recorded in the Kennebec County Registry of Deeds in Book 2882, Page 153, and a portion of the premises acquired by the within Grantor by deed recorded in the Kennebec County Registry of Deeds in Book 2988, Page 132. This deed is made for the purpose of memorializing the Order of the Zoning Board of Appeals of the City of Waterville dated March 27, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3895, Page 248, approving as a special exception a request for an increase in the area of a non-conformity on the property owned by Donald Bolduc located at 78 Summer Street and acquired by Donald A. Bolduc by deed recorded in the Kennebec County Registry of Deeds in Book 2882, Page 153, and the determination of the Zoning Board of Appeals of both the properties located at 78 and 80 Summer Street, Waterville, Maine, owned by Donald Bolduc have retained their lawful, but non-conforming status and as such Donald Bolduc remains owner of land and structures which under Article IV, Section 4.2.4 of the Zoning Ordinance may be alienated and the new owner may perpetuate the non-conformity subject to provisions contained in the Zoning Ordinance.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **NATALIE P. B. BRAGG**, their heirs and assigns, to her and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **DONALD A. BOLDUC**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other

39-168
and 38-291

rights in the above described premises, have hereunto set my hand and seal
this 24 day of Oct, in the year of our Lord one thousand nine
hundred and ninety-one.

Signed, Sealed and Delivered
in the presence of:

Donald A. Bolduc
Donald A. Bolduc

STATE OF MAINE
KENNEBEC, SS.

DATED: Oct 2, 1991

Personally appeared the above named **DONALD A. BOLDUC** and acknowledged the
above instrument to be his free act and deed.

Before me,

Albert L. Bernier
Notary Public
Print Name:
My Commission Expires:



RECEIVED KENNEBEC SS.

1991 OCT -9 AM 9:00

ATTEST: Theresa Ruth Morris
REGISTER OF DEEDS

ALBERT L. BERNIER
NOTARY PUBLIC, MAINE
COMMISSION EXPIRES DECEMBER 17, 1996